

61-2-13

New #  
57-205

## Warranty Deed

NO TRANSFER  
TAX PAID

001955

KNOW ALL MEN BY THESE PRESENTS, that I, Reginald D. Loisel (widower) of Waterville, County of Kennebec, State of Maine

for consideration paid, grant to

Tina Wellman and Reginald D. Loisel, Jr. of Waterville, County of Kennebec, State of Maine, as joint tenants, not as tenants in common,

their heirs and assigns forever, with Warranty Covenants,

A Certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the easterly line of High Street and in the northwesterly corner of land formerly of William White and now or formerly owned by William F. Wood and his wife Nellie Wood; thence northerly in the easterly line of High Street aforesaid four(4) rods; thence easterly and at right angles with High Street about sixteen (16) rods to the westerly line of the Shores property; thence southerly in the westerly line of the Shores property aforesaid four (4) rods to the northeasterly corner of land of said William F. Wood and Nellie Wood; thence westerly in said Wood's northerly line about sixteen (16) rods to the point of beginning.

Being the same premises conveyed to Reginald D. Loisel and Lorraine G. Loisel, husband and wife, as Joint Tenants, by Warranty Deed from Mary E. Begin dated July 19, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1658 Page 95. Reginald D. Loisel is the surviving joint tenant, his wife, Lorraine G. Loisel having passed away on November 28, 1990.

To have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

Tina Wellman, and Reginald D. Loisel, Jr.

their heirs and assigns, to their use and behoof forever, And he does covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee of the premises, that it is free of all encumbrances that he has good right

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to sell and convey the same to the said Grantees to hold as aforesaid; and that he and his heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Reginald D. Loisel, as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand this 23<sup>rd</sup> day of the month of January, A.D. 1992.

Signed and Delivered in  
the presence of

Willy J. Carano

Reginald D. Loisel  
Reginald D. Loisel

State of Maine

County of Kennebec  
January 23, 1992.

ss.

Then personally appeared the above named Reginald D. Loisel and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lauriel L. Garrison  
Notary Public

LAURIEL L. GARRISON  
NOTARY PUBLIC, MAINE  
MY COM. EXPIRES 7/25/2006

RECEIVED KENNEBEC SS.

1992 JAN 28 AM 9:00

ATTEST: Theresa R. [Signature]  
REGISTER OF DEEDS

